

Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825



Phone: (603) 664-0150
Website
www.barrington.nh.gov

MEMORANDUM

TO: Conner MacIver
FROM: Marybeth Walker, Assessors Agent
RE: Preliminary Ratio Report for 2020
DATE: November 5, 2019

Enclosed you will find a sheet titled "2020 EQUALIZATION MUNICIPAL ASSESSMENT DATA CERTIFICATE". The Board of Selectmen is required to sign off on the document prior to the ratio report being finalized.

We have submitted the sales to the New Hampshire Department of Revenue so they can perform our annual ratio study. As you are aware we have completed a full Town wide revaluation this year as part of the mandatory state requirements.

The recommended median ratio is between 90% and 110% of market value. (The ratio is determined by dividing the assessed value by the sales price. The median ratio is the "middle" ratio and is used to equalize abatements.)

Although it is only required during an Assessment review year which to have qualifying statistics as a company we encourage our Towns to stay within this ratio to keep up with the changing real estate market as well as to keep equity within the community. 2020 is our Assessment review year.

We have performed an initial analysis on the "valid" sales that have occurred from October 1, 2019 to September 31, 2020. The NHDRA will go through the study and make some changes based on their interpretation and opinion of whether the sales are arms-length transactions or not. They use the data that we have submitted and ask questions to best discern how to qualify the sales. Then they will "trim" out the statistical outliers and issue our final ratio report for 2020.

The table below will show a quick look where our initial ratio report lies prior to the NHDRA making adjustments.

The 2019 final median ratio was 96.9% after the statistical update. The 2020 preliminary median ratio is estimated at 90.3% of market value.

Type of Property	# Valid	Median Ratio	Average Ratio	COD	Wt. Mean	PRD
Overall (215 sales)	153	90.3%	90.4%	10.65	89.7%	1.01
Single Family	118	90.2%	90%			
Mobile Homes	13	87.7%	86.1%			
Land	13	100.4%	93.6%			

I will give you a final report after it is finalized.